



CITY OF
ISSAQUAH
WASHINGTON

Development Services

1775 – 12th Ave. NW | P.O. Box 1307

Issaquah, WA 98027

425-837-3100

issaquahwa.gov

March 18, 2013

NOTICE OF APPLICATION

AC/DC Short Plat (2 lot subdivision)
Application No. SP13-00001

Dear Interested Property Owner:

The City of Issaquah Development Services Department is providing an opportunity for public comment on a Short Plat (Level 2 Review) application for the following project:

Project Description: **AC/DC Short Plat:** A Short Plat application has been submitted by AC/DC Development requesting approval to allow for the subdivision of an existing 12,000 square foot lot into two (2) lots that will have 6,000 square feet each. An existing duplex is currently in the middle of the property that will be either relocated or demolished. See attached short plat drawing.

The zoning of the property is SF-D (Single Family Duplexes) and the SFD zone will allow either a single family house or a duplex on each lot.

The review of the short plat is administrative and there will not be a public meeting or public hearing.

Location: The project is located at 305/309 SE Croston Lane in the Olde Town subarea. See attached vicinity map.

Date of Application: February 1, 2013

Application Complete: February 22, 2013

Permits Required: Short Plat, Application SP13-00001

Notice is required to be provided to property owners within 300 feet of the site and to other Parties of Record. **Property owner, Mortgagee, Lien holder, Vendor, Seller, etc. - Please share this notice with tenants and others in your neighborhood who may be interested in this project.** Comments will become part of the public record. Please provide written comments in response to this notice within 14 days or by **5:00 PM on Monday, April 1, 2013** to: Jerry Lind, Development Services Department, P.O. Box 1307, Issaquah, WA 98027-1307, or by email to jerryli@issaquahwa.gov

Next Step:

The Development Services Department will then make a decision based upon public comments and staff review. The decision can be appealed. All "Parties of Record" will be notified of the decision in writing. **To become a "Party of Record" and receive a copy of the decision, please submit a written comment or contact me at the address listed in the above paragraph.**

Information Available for Review:

The application, with full-size plans, is available for review at the Development Services Department, City Hall Northwest, 1775 12th Avenue NW, Issaquah.

You may reach me at (425) 837-3091 or by email at jerryl@issaquahwa.gov with any questions or concerns regarding this application.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT



Jerry Lind
Senior Planner

JL/jl

Attachments (3): vicinity map, short plat drawing, narrative description

cc: John Minato, DSD Director
David Favour, DSD Deputy Manager
Lucy Sloman, Land Development Manager
AC/DC Development, 306 Desert Canyon Blvd., Orondo, WA 98843
Lori Brillhart Thomason, 16590 NE 79th Street, Redmond, WA 98052
File Copy, SP13-00001

SP13-00001 AC-DC Short Plat, Notice of Application 3-18-13

Site



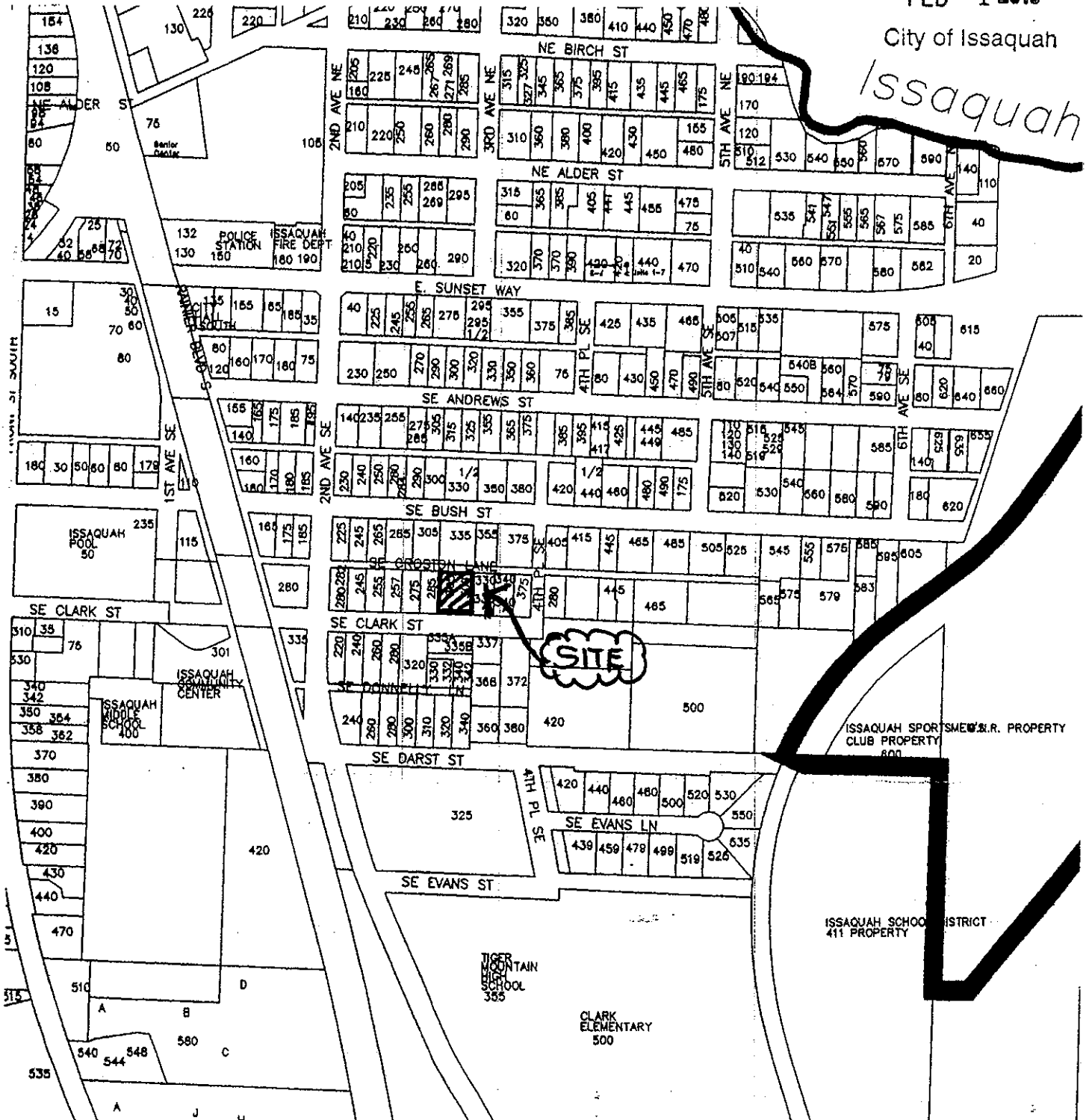
VICINITY MAP
BRILLHART SHORT PLAT
309 SE Croston Lane

RECEIVED

FEB -1 2013

City of Issaquah

Issaquah



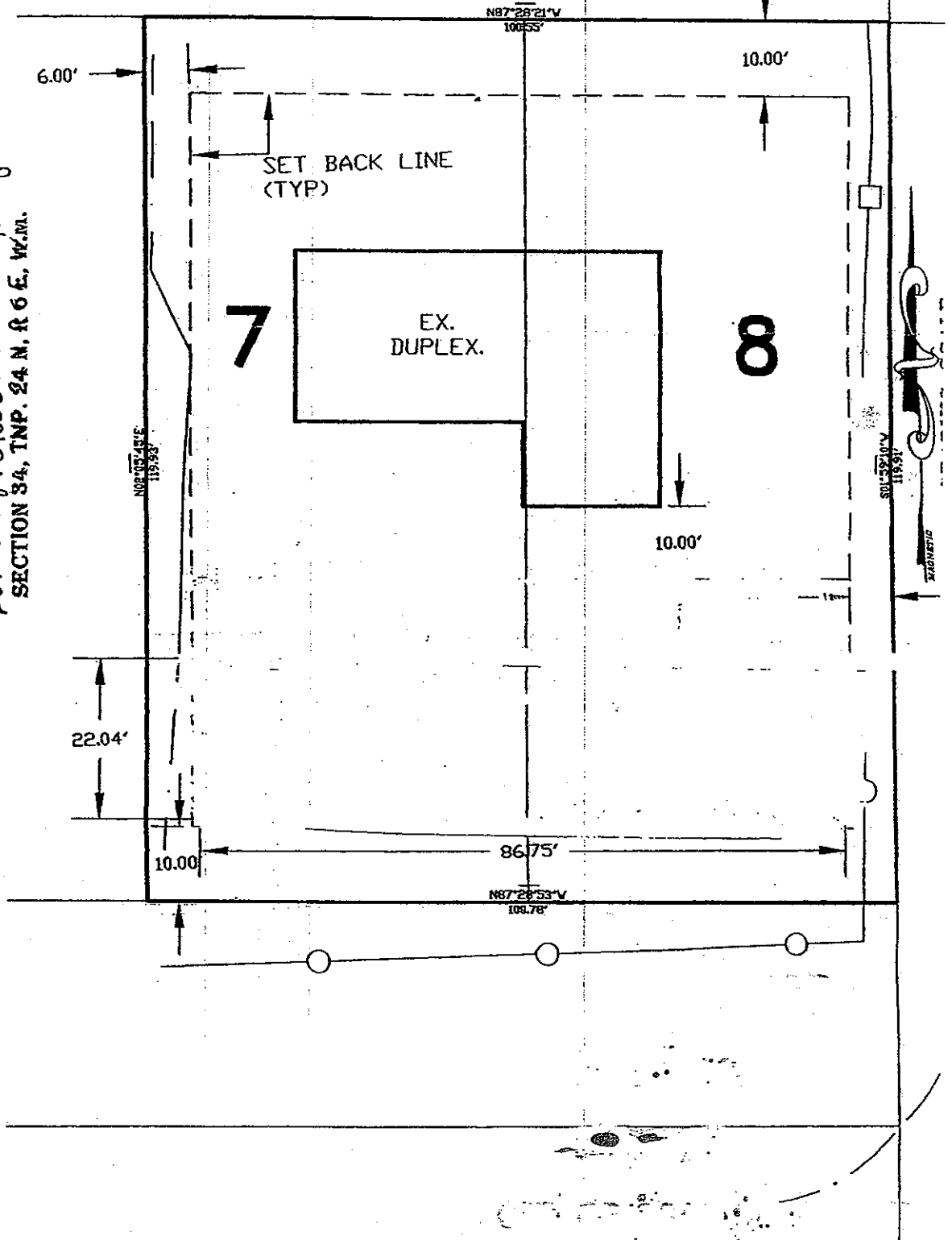
RECEIVED

FEB - 1 2013

City of Issaquah

CROSTON LANE

LOT 7 & 8, Block 11, Town of Englewood
SECTION 34, TNP. 24 N. R 6 E, W.M.



Short Plat Narrative – AC/DC Development

Request: Application for Short Plat approval to subdivide a parcel of property of approximately 12,000 square feet into two lots. Each lot will have approximately 6,000 square feet and we are requesting permission to develop the lots with two duplexes, or a combination of one duplex and one single family house. The existing duplex currently located in the middle of the property will either be relocated or demolished. The new property line will run north-south through the center of the property.

RECEIVED

FEB -1 2013

City of Issaquah